

**CANTON BOARD OF ADJUSTMENT**  
**12:30 P.M., THURSDAY, MARCH 28, 2019**  
**CANTON CITY HALL**  
**201 N. BUFFALO, CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Candice Benson, Terrica Stowell, Blake Fowler and Jerry Yarbrough. Gerald Reed was absent. Also present were City Secretary Debra Johnson and Building Inspector Chip Clark.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Candice Benson called the meeting to order and declared a quorum present at 12:32 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF FEBRUARY 28, 2019, MEETING – This item was skipped.
3. DISCUSS AND CONSIDER REQUEST FROM AMY MARBLE WITH THE CONSENT OF CURRENT OWNER R&S OTHER PROPERTIES, LLC. FOR A VARIANCE TO ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS AT 208 W. DALLAS, CANTON, TEXAS – Ms. Johnson advised seventeen letters had been sent to neighboring property owners. One response was received in favor and one in opposition. Don Barrier, speaking for R&S, the owner of the building, said the looks of the building had improved. Mr. Barrier said the awning would be about forty feet. It would cover the windows and the door, not the whole building. Mr. Yarbrough said when people put a sign on the building, they wanted people to be able to see it. Jerry Yarbrough made a motion to approve the sign variance from 50 square feet to 165 square feet. Blake Fowler seconded. All voted in favor.
4. DISCUSS AND CONSIDER REQUEST FROM JOHN & LINDSEY BERENDZEN FOR A VARIANCE TO 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENTS FOR CONSTRUCTION OF A RESIDENTIAL ADDITION WITHIN THE CITY LIMITS AT 1503 W. COLLEGE, CANTON, TEXAS – Chris Holt explained where the addition would be built. There was a sewer line behind the house which prevented them from being closer to the main house. The addition would be attached to the side of the house. There were no houses on the property to the rear. Blake Fowler made a motion to grant a variance from 20 feet to 14 feet from the rear property line for the addition. Jerry Yarbrough seconded. All voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 1:00 p.m.

ATTEST:

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Candice Benson, Chairperson

  
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Debra Johnson  
City Secretary